

1. Who is the developer (name, address)?

- THB The District LLC (dba: Thrive Home Builders)
1875 Lawrence St. Ste. 900
Denver, CO 80202

2. Who is the owner (name, address)?

- The Jones District, LLC
1555 Blake Street #210
Denver, CO 80202

3. What is the zone district, and if rezoning, to what zone district?

- UC – We are not asking for a rezoning.

4. What is the proposed use?

- 36 for-sale townhomes

5. What is the approval process?

- Director Approval with Planning & Zoning Ratification

6. What is the proposed building going to look like (height, square footage, building materials)?

- See attached conceptual elevations. These plans are preliminary in nature and are subject to review and approval by the City of Centennial and The District Architectural Review Committee.
- The units will range in size from approximately 1,300 – 1,800 SF
- The buildings will be approximately 40' (+/-) in height.

7. Will there be landscaping and buffering within and along the perimeter of the site?

- Yes. See attached preliminary landscape design. These plans are preliminary in nature and are subject to review and approval by the City of Centennial and The District Architectural Review Committee.

8. How will vehicles get to the site and park?

- Vehicles will access the site on the southern boundary from a newly built street that will connect to Dayton Street. Parking will be provided in the garage of each unit as well as some shared spaces with The Glenn Apartments to the west. Additionally, there is parking along Mineral Avenue and Dayton Street.

9. How will pedestrians get to the site and to the building?

- Sidewalks will surround the site. Individual walks from each unit's front door will connect to the sidewalk. These homes will front out onto the public streets to help form an urban edge and contribute to the walkable nature of the overall community.

10. How will stormwater be managed if required?

- Stormwater is managed regionally for The District. We will tie into the existing infrastructure and overall stormwater drainage plan.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

- Per the Traffic Engineer for The District:
 - "In summary, this traffic study letter provides a trip generation comparison to the original study for The District: Parcel 6 development. Based on the results of this trip generation comparison, development of the 36 townhomes on the southwest corner of the Mineral Avenue and Dayton Street intersection is in traffic compliance with the original traffic study. Therefore, The District – Parcel 6 project will not change the results or conclusions of the original traffic study, as this proposed use generates significantly less traffic than the office and retail space originally studied for the same development area."
 - See attached letter from the traffic engineer for more detailed information.

12. When would the developer like to begin construction?

- Our preliminary schedule anticipates city approval by the fourth quarter of 2022 or the first quarter of 2023. We expect horizontal construction (roads, water, sewer, etc.) to begin soon after the final city approval. Construction on the homes would likely begin in the fall of 2023.

13. Other relevant information about the site that the neighbors might be interested in?

- Thrive is a nationally recognized local builder. We build all our homes to the highest standards of energy efficiency and health. Every home we build meets the Department of Energy's Zero Energy Ready Home standards and complies with the US Green Building Council's LEED for Homes guidelines. Additionally, every home we build meets the EPA's Indoor Air Plus program requirements. To learn more about Thrive, the types of homes that we build, and other projects currently underway - please visit our website at <https://www.thrivehomebuilders.com/>

14. Optional: preliminary site plan sketch (showing landscaping preferred) and proposed elevation sketch (color preferred)

- See attached preliminary site plan and landscape plan. These plans are preliminary in nature and are subject to approval by the City of Centennial and The District Architectural Review Committee.